

MINUTES
SAN DIEGO COUNTY PLANNING COMMISSION
Regular Meeting – October 19, 2007
DPLU Hearing Room, 9:00 a.m.

The meeting convened at 9:04 a.m., recessed at 10:10 a.m., reconvened at 10:35 a.m., recessed at 11:56 a.m., reconvened at 12:07 p.m. and adjourned at 1:18 p.m.

A. ROLL CALL

Commissioners Present: Beck, Brooks (out at 12:45 p.m.), Day (out at 12:45 p.m.), Kreitzer, Riess

Commissioners Absent: Pallinger (in at 11:04 a.m.)

Advisors Present: Beech, Sinsay (DPW); Flavin (GS); Mays (SD); Taylor (OCC)

Staff Present: Beddow, Farace, Gibson, Giffen, Grunow, Johnston, Konar, Murphy, Muto, Stiehl, Jones (recording secretary)

B. Statement of Planning Commission's Proceedings

C. Public Communication: Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.

Michael Thometz, representing MERIT, urges the Planning Commission to postpone the November 2, 2007 hearing on Major Use Permit P04-036 (A Children's Village). Mr. Thometz informs the Commission that neither he nor the Campo-Lake Morena Planning Group chairwoman are available to attend the November 2, 2007 meeting. He also states he has not received the EIR for this project and believes the length of time allowed to review and comment on the EIR is inadequate.

Matt Praesik, representing EnviroMINE, discusses the need for aggregate mining in San Diego County, and urges the Planning Commission to ensure that permitting restrictions do not exacerbate what he perceives is a growing problem.

D. Formation of Consent Calendar: Item 1 (AA 07-017); Item 2 (P03-124); and Item 3 (TM 5276RPL³)

AA 07-017, Agenda Item 1:

1. Volvoman, Administrative Appeal (AA) 07-017, Jamul-Dulzura Community Planning Area

Appeal of the Director's Decision dated March 9, 2007, which determined that the proposed operation of a Volvo-only automobile repair shop from a detached garage/workshop on a private residential lot did not qualify as a Cottage Industry as defined by Section 6920 of the Zoning Ordinance. The proposed use is best classified as "Automotive Equipment: Repairs, Light Equipment Use Type" by Zoning Ordinance Section 1430(e), and is not permitted within the A70 Limited Agricultural zoned property. The two-acre site is located at 13903 Via de Jamul.

Staff Presentation: Grunow

Proponents: 0; Opponents: 0

The applicant has withdrawn this appeal.

P03-124, Agenda Item 2:**2. T-Mobile Scott Residence; Major Use Permit P03-124, Crest-Dehesa Community Plan Area (continued from the meeting of June 29, 2007)**

Proposed Major Use Permit for an unmanned wireless telecommunications facility comprised of one 35' tall telecommunications tower designed to resemble a faux pine tree. The monopine would contain 12 panel antennas mounted at a height of 30 feet. Each antenna would be 7" x 52" in size. A 325 square-foot concrete block enclosure is proposed at the base of the monopine. The enclosure will be 8' tall without a roof, and would contain a maximum of four Ericsson Model 2106 equipment cabinets and an electrical sub-panel. Landscaping is proposed around the facility, as well as new gravel pathway leading to the monopine. The five-acre project site is located 487 Alta Lane in El Cajon. The General Plan Land Use Designation is (1) Residential and the zoning is RR Rural Residential Use Regulations.

Staff Presentation: Farace

Proponents: 0; **Opponents:** 0

The applicant has requested that the Planning Commission postpone consideration of this Major Use Permit to allow further discussions and resolution of issues pertaining to an easement.

Action: Riess – Brooks

Continue consideration of Major Use Permit P03-124 to the meeting of December 14, 2007.

Ayes:	5 -	Beck, Brooks, Day, Kreitzer, Riess
Noes:	0 -	None
Abstain:	0 -	None
Absent:	2 -	Pallinger, Woods

TM 5276RPL³, Agenda Item 3:

3. West Lilac Farms, Tentative Map (TM) 5276RPL³, Bonsall Community Plan Area

Request for a Tentative Map to allow development of the West Lilac Farms subdivision. The proposed project consists of 28 lots ranging in size from 2 to 4 acres on a 93.2-acre parcel. The project site is located south of Lilac Road and northeasterly of the intersection of Via Ararat Drive and Mt. Ararat Way, and is in the (1.3) Estate Development Area (EDA) Land Use Designation and (19) Intensive Agriculture of the General Plan. The site is zoned (A70) Limited Agriculture Land Use Regulation.

Staff Presentation: Fogg

Proponents: 0; **Opponents:** 1

Discussion:

Staff requests that consideration of this Item be postponed indefinitely to allow further review of environmental issues.

Action: Riess – Brooks

Continue consideration of TM 5276RPL³ to a date to be determined and advertised by Staff.

Ayes:	5 -	Beck, Brooks, Day, Kreitzer, Riess
Noes:	0 -	None
Abstain:	0 -	None
Absent:	2 -	Pallinger, Woods

P04-028, Agenda Item 4:**4. T-Mobile/McMillin Water Tank Telecommunications Facility, Major Use Permit P04-028, Sweetwater Community Planning Area**

Requested Major Use Permit for the construction and operation of a T-Mobile wireless telecommunication facility on property located at 5968 Steeplechase Road. The proposed facility consists of 12 antennas attached to an existing 26.7' tall steel water tank. Four Base Transceiver Station (BTS) equipment cabinets, one electric meter panel, and one telephone interface will be located within a 28' X 10.6' equipment area, enclosed within a 6'8" tall chain link fence with green slats. The subject property is 0.4 acres in size, is subject to the General Plan (3) Residential Use Regulations, and is zoned RV2-Residential Variable.

Staff Presentation: Johnston

Proponents: 1; **Opponents:** 4

Discussion:

Project opponents voice concerns about visual impacts and potential health impacts associated with electromagnetic waves. Commissioners Beck and Brooks, and Chairman Kreitzer suggest camouflaging, as well as relocating and increasing the height of the proposed towers to reduce neighboring property owners' concerns about these impacts. The applicant's representative is willing to consider this, but is quite concerned about having to go through another lengthy project review process again to accommodate these recommendations. He is also amenable to locating facilities inside antennas, as suggested by Chairman Kreitzer, but states it cannot be done with this proposal.

Motion: Beck – Brooks

Recommend that a separate structure be created on the north side of the existing water tank, and located high enough to achieve a range equivalent to what is being proposed today. This alternative shall include all the mitigation measures previously proposed.

Discussion of the Action:

Commissioner Riess believes this recommendation would impact and be seen by more property owners. Commissioner Day support's Commissioner Beck's recommendation, and points out that the water tank was in its present location when the project opponents purchased their properties.

P83-031W¹, Agenda Item 6:

Amended Action: Beck – Day

Postpone consideration of Major Use Permit P04-028 to the meeting of November 30, 2007 to determine the feasibility of relocating and extending the height of the proposed antennas.

Commissioner Beck questions whether the 50-foot setback requirements can be waived, to assist in relocating the facility to the north side of the water tank. He's informed that the Telecommunications Ordinance does not provide for waivers or variances. Chairman Kreitzer reminds Commissioner Beck that there was a tremendous lack of support for allowing variances and waivers when the subject was initially discussed during consideration of the Telecommunications Ordinance.

Ayes:	5 -	Beck, Brooks, Day, Kreitzer, Riess
Noes:	0 -	None
Abstain:	0 -	None
Absent:	2 -	Pallinger, Woods

TM 5316RPL², Agenda Item 5:

5. Montemar Estates, Tentative Map (TM) 5316RPL², Spring Valley Community Planning Area

Proposed major subdivision to create 13 parcels on a 7.57-acre parcel located on Montemar Drive between 9745 Austin Drive and 9575 Montemar Drive in the Dictionary Hill area. The General Plan Regional Category is Current Urban Development Area (CUDA), the General Plan Land Use Designation is (3) Residential (2 dwelling units per gross acre), and the zoning is RR2 (Rural Residential, 0.5 dwelling units per net acre).

Staff Presentation: Konar

Proponents: 1 **Opponents:** 0

This Item is approved on consent.

Action: Day – Riess

Adopt the Resolution approving TM 5316RPL², which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Subdivision Ordinance and State law.

Ayes:	5 -	Beck, Brooks, Day, Kreitzer, Riess
Noes:	0 -	None
Abstain:	0 -	None
Absent:	2 -	Pallinger, Woods

P83-031W¹, Agenda Item 6:**6. Project 2000 Shooting Range, Major Use Permit Modification P83-031W1, Valle de Oro Community Plan Area**

Proposed Major Use Permit Modification to construct replacement structures for a restroom, administrative office and covered patio (to become a covered range). Proposed also is the extension of the term of the existing Major Use Permit to 25 years, subject to standard enforcement with no set intervals, since the project has been in existence for 47 years. The Major Use Permit Modification would include an approximately 1.25-acre expansion of the project site, incorporating parcel APN 517-021-84, and previous grading for the archery range as well as future fire fuel modification around existing structures and the proposed replacement structures. The General Plan Regional Category on the project site is Current Urban Development Area (CUDA) and Estate Development Area (EDA). The General Plan Land Use Designation is (18) Multiple Rural Use (1 dwelling unit per 4, 8, 20 gross acres) and (17) Estate Residential Use (0.5 dwelling units per gross acre). The zoning is A72 (General Agriculture, 0.25 dwelling units per net acre) and A70 (Limited Agriculture, 0.5 dwelling units per net acre), and the project site is located at 2082 Willow Glenn Drive in the Valle de Oro Community Plan Area.

Staff Presentation: Konar

Proponents: 2; **Opponents:** 1

Discussion:

In response to questions from Commissioner Beck, it is acknowledged that the original Major Use Permit expired four years ago, and Staff has been processing the extension of that Permit since that time. Staff also acknowledges that creation of the archery range resulted in grading violations that will be legalized with this Permit Modification.

Commissioner Beck discusses the proposed open space intended to be mitigation for biological impacts, and is assured by Staff that this land will be designated a Conservation Easement.

Commissioner Beck also discusses the proposed hours of operation. He believes the hours recommended by Staff are appropriate and is informed that there have been few, if any complaints over the many, many years this facility has been in existence. The applicant requests that he be allowed to exceed the 9:00 p.m. closing time a few times a year for special training sessions.

P83-031W¹, Agenda Item 6:

Action: Beck – Brooks

Grant Major Use Permit Modification P83-031W¹, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Zoning Ordinance and State law. Condition D.2 is to be revised to reflect the hours of operation as being 8:00 a.m. to 9:15 p.m. Monday through Friday, with an exemption allowing not more than six non-public events that terminate at 10:00 p.m.

Ayes:	5 -	Beck, Brooks, Day, Kreitzer, Riess
Noes:	0 -	None
Abstain:	1 -	Pallinger
Absent:	1 -	Woods

TM 5414, Agenda Item 7:**7. Country Hills Condominium Conversion, Tentative Map (TM) 5414, Valle de Oro Community Planning Area**

Proposed Tentative Map to allow conversion of 676 apartment units to 676 condominium units on a 29.3-acre site t 2450 Hilton Head Place and Hilton Head Road in the Valle de Oro Community Plan Area. The apartment complex was approved under Major Use Permit P84-072. The General Plan Regional Category is Current Urban Development Area. The General Plan Land Use Designation is (21) Specific Plan Area, which is covered by the Cottonwood Village Specific Plan (Cottonwood III Subarea). The project site is zoned RU29 (Urban Residential) with a density of 29 dwelling units per net acre. Access will be via Hilton Head Road, Hilton Head Place, and Hilton Head Court.

Staff Presentation: Farace

Proponents: 1; **Opponents:** 1

Discussion:

The Valle de Oro Community Planning Group representatives have recommended denial of this proposal and insist it will result in the loss of affordable housing, parking and open space. Commissioner Beck agrees and points out that approval of this Tentative Map will result in a 19% reduction in rental housing in this community. The applicant informs the Planning Commission that the apartments will not be converted to condominiums immediately and will continue to be rented until the real estate market improves. He informs the Commission that 1,199 parking spaces will be provided, meeting parking requirements, but acknowledges that those provisions resulted in a reduction in the amount of group open space. The applicant also informs the Commission that tenants of the apartments will be given an opportunity to purchase the units when they become condominiums.

Action: Riess – Day

Adopt the Resolution approving TM 5414, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Subdivision Ordinance and State law. Find that the parking is adequate and request that the property owner phase in the conversion, understanding that he has no obligation to do so.

Ayes:	5 -	Brooks, Day, Kreitzer, Pallinger, Riess
Noes:	1 -	Beck
Abstain:	0 -	None
Absent:	1 -	Woods

P98-015W¹, Agenda Item 8:**8. Welk Garden Villas, Major Use Permit Modification P98-015W¹, North County Subregional Plan Area**

Proposed Major Use Permit Modification to phase the construction of the Garden Villas at Welk Resort, approved as a part of Major Use Permit P98-015 and Tentative Map (TM) 5134. The Modification would permit the buildings to be occupied in phases so long as the landscaping, parking and common areas within each phase have been completed. The project will be constructed in six phases. This phasing will consist of the construction of Buildings 5 and 6 (Phase 1A), the recreation building and laundry building H2 (Phase 1B), and Buildings 3 and 4 (Phase 1C) occurring in the first phase. Buildings 1 and 2 will be constructed in Phase 2; Buildings 7 and 8 will be constructed in Phase 3; Buildings 9 and 10 will be constructed in Phase 4; Buildings 11, 12 and laundry Building H1 will be constructed in Phase 5; and Buildings 13 and 14 will be constructed in Phase 6.

The project site is located on Welk View Drive in the Lawrence Welk Village Specific Plan in the Hidden Meadows Planning Area. The site is subject to the Current Urban Development Area Regional Category, the (17) Estate Residential and (18) Multiple Rural Use Land Use Designations, and is zoned RV5. Access will be provided by private roads connected to Welk View Drive.

Staff Presentation: Stiehl

Proponents: 1 **Opponents:** 0

This Item is approved on consent.

Action: Day – Riess

Grant Major Use Permit P98-015W¹, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Zoning Ordinance and State law.

Ayes:	5 -	Beck, Brooks, Day, Kreitzer, Riess
Noes:	0 -	None
Abstain:	0 -	None
Absent:	2 -	Pallinger, Woods

P06-008, Agenda Item 9:

9. San Elijo Hills – 2 CA8996A; Major Use Permit P06-008, San Dieguito Community Planning Area

Proposed Major Use Permit to allow the construction and operation of an unmanned wireless telecommunications facility at 21247 Questhaven Road, in Escondido. The facility includes 12 antennas that will be mounted to the top of a block wall stucco equipment shelter measuring 12' X 20' X 19'. Associated equipment will be located along the outside of the equipment building. The project site is subject to the Estate Development Area Regional Category, the (18) Multiple Rural Use Land Use Designation, and is zoned RR.25 (Rural Residential). The site and is located.

Staff Presentation: Hughes

Proponents: 1 **Opponents:** 0

This Item is approved on consent.

Grant Major Use Permit P06-008, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Zoning Ordinance and State law.

Ayes:	5 -	Beck, Brooks, Day, Kreitzer, Riess
Noes:	0 -	None
Abstain:	0 -	None
Absent:	2 -	Pallinger, Woods

DA 07-001, Agenda Item 10:**10. 4S Ranch Sheriff Substation – Second Amendment to Public Benefit Agreement for Sheriff Substation Enhancement, DA 07-001, San Dieguito Community Plan Area**

The proposed second amendment of this Development Agreement provides for the installation of additional improvements requested by the San Diego County Sheriff's Department for the 4S Ranch Sheriff substation. The improvements needed are: 1) Modifications to a roadway in front of the substation secured parking lot and construction of a left-turn lane to that lot; 2) Expansion of the secured parking lot to accommodate additional Sheriff's patrol vehicle parking; and 3) Addition of patrol duty lockers and an enclosure to house those lockers. The project site is located on Rancho Bernardo Road at 4S Ranch Parkway North in the 4S Ranch Specific Plan.

Staff Presentation: Grunow

Proponents: 1; **Opponents:** 0

Discussion:

Following Staff's presentation and public testimony, the Planning Commissioners question how the original Permit was expanded without their knowledge or input. They direct Staff to send a letter to the property owner and the applicant's engineer expressing their concerns.

Commissioner Brooks recommends reducing the height and increasing the number of proposed lights to eliminate concerns about light pollution while maintaining security. He also recommends adding dense shrubbery to improve landscaping and reduce noise impacts. Commissioner Beck concurs.

Action: Brooks – Riess

Recommend that the Board of Supervisors adopt the Resolution approving this second amendment to Public Benefit Agreement DA 07-001. Recommend that the Board of Supervisors require the applicant to ensure that lighting spill-over is minimized to the greatest extent possible, that the lights are to be substantially reduced in height, and that sound attenuation to be provided is acceptable to local residents.

Ayes:	6 -	Beck, Brooks, Day, Kreitzer, Pallinger, Riess
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Woods

Administrative:

E. Director's Report:

Staff provides a brief oral report on the status of the General Plan Update. Due to the length of time it has taken to complete this task, this Division of DPLU will be reorganized and a consultant brought in to complete the draft and final proposals and develop an implementation program.

F. Report on actions of Planning Commission's Subcommittees:

There were none.

G. Designation of member to represent the Planning Commission at Board of Supervisors meeting(s):

None.

H. Discussion of correspondence received by the Planning Commission:

There was none.

Department Report

I. Scheduled Meetings:

October 19, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 2, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 16, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 30, 2007	Planning Commission Workshop, 9:00 a.m., DPLU Hearing Room
December 14, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 28, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room

There being no further business to be considered at this time, the Chairman adjourned the meeting at 1:18 p.m. to 9:00 a.m. on November 2, 2007 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.